



**AGENDA**  
**BOARD OF ADJUSTMENT**  
**Municipal Plaza Building, 1st. Floor**  
**103 Main Plaza Street, San Antonio, Texas 78205**  
**Monday 1:00 P.M. February 25, 2002**



**The official agenda is posted at City Hall in accordance with state law.**  
**This copy is for general information only.**

Board of Adjustment Members

Michael Ramirez – District 1  
Oscar R. Williams – District 2  
Jesse Jenkins – District 3  
Hervey Duron – District 4  
Laura Lizcano – District 5

Jesse Zuniga – District 6  
Yolanda Arellano – District 7  
Abe Ramirez – District 8  
Vacant – District 9  
Lisa Musial – Mayor

Chairman  
Don Macaulay – District 10

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:
  - CASE NO. A-02-011PP Jerry Arredondo representing Ignacio Villarreal Jr., 1109 Fresno Dr.
  - CASE NO. A-02-018PP Paula X. Stallcup representing COSA- Neighborhood Action Dept. , 537 Westfall
  - CASE NO. A-02-024 Broadway Developments, Ltd., 3308 Broadway
  - CASE NO. A-02-026 Armando Montelongo Sr. representing Dalton & Pam Chester, 2402 Cinco Woods
  - CASE NO. A-02-027 Veronika D. Williams, 9322 Weichold Rd.
  - CASE NO. A-02-029 Juan Santana & Doris Davis, 3011 Minnie St.
  - CASE NO. A-02-030 Michelle A. Guerrero, 7810 Mainland
  - CASE NO. A-02-035 Joan B. Pytel, 9207 Old Gardner Circle
- V. Consideration to hear and decide the amortization application of Wild Zebra (a Sexually Oriented Business) on March 4, 2002.
- VI. Consider to approve the Minutes of February 4, 2002.
- VII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

**This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.**

# BOARD OF ADJUSTMENT

February 25, 2002

CASE NO. A-02-011PP

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, February 25, 2002 in the "B" Room, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Jerry Arredondo representing Ignacio Villarreal

Lots 12 & 13, Block 64, New City Block 7194

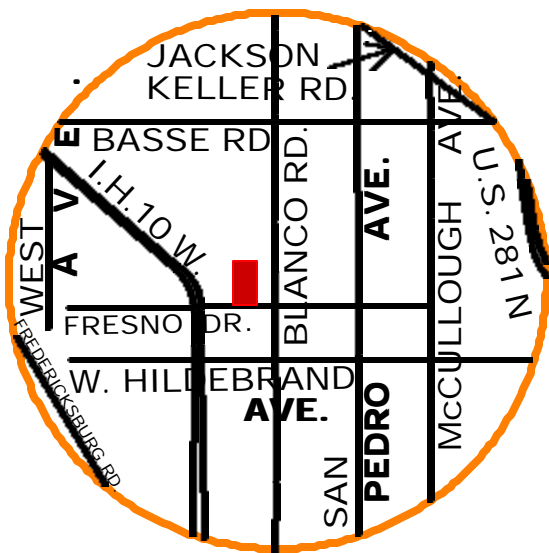
1109 Fresno Drive

Zoned: "C-2NA" Commercial Non-Alcoholic Sales District

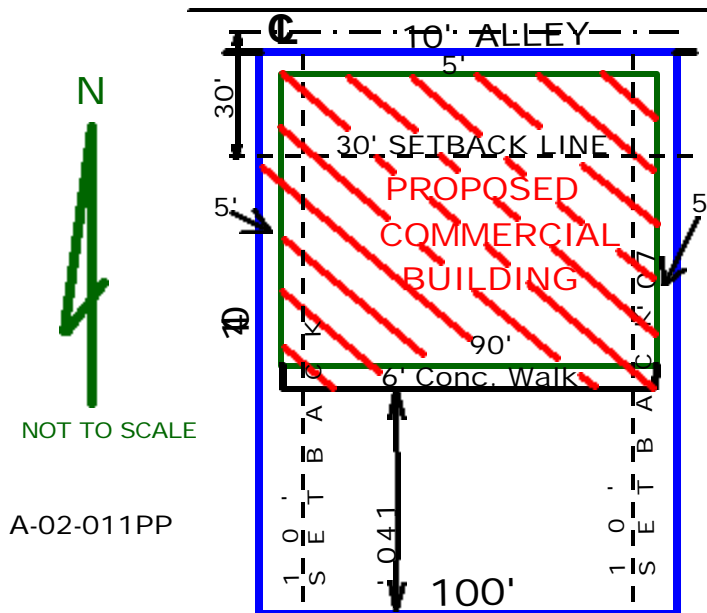
The applicant requests a variance to construct a commercial building within the rear and side yard setbacks.

The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code requires a 30' rear yard setback, and a 10' side yard setback.

The applicant's plan proposes constructing the commercial building with a 5' rear and side yard setback.



LOCATION MAP



FRESNO DRIVE

**BOARD OF ADJUSTMENT**  
**February 25, 2002**

**CASE NO. A-02-018PP**

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, February 25, 2002 in the "B" Room, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Paula X. Stallcup representing the City of San Antonio Neighborhood Action Department  
Lots 46 & 47, Block 47, New City Block 1648  
537 Westfall Avenue  
Zoned: "RM-4" Residential Mixed District

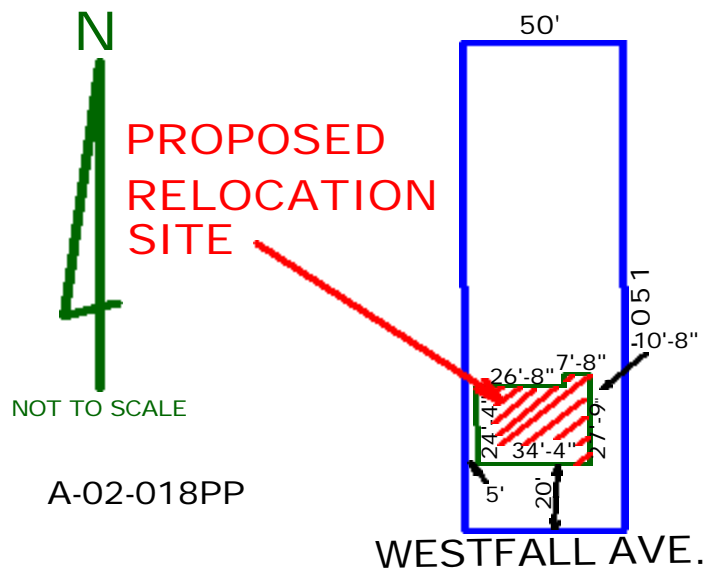
**THIS CASE WAS PREVIOUSLY SCHEDULED TO BE HEARD ON FEBRUARY 4, 2002.**

The applicant requests a Special Exception to relocate a structure from 1654 W. Hollywood Street to 537 Westfall Avenue.

The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.



**LOCATION MAP**

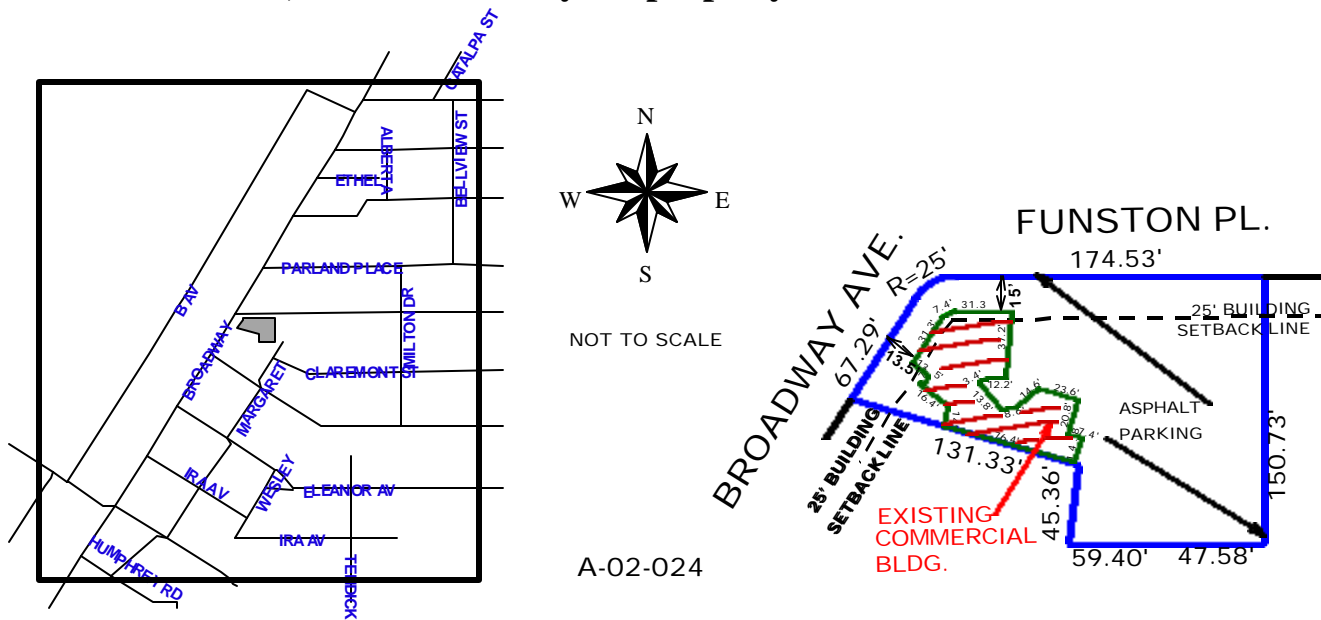


A-02-018PP

**CASE NO. A-02-024**

**Broadway Developments, LTD representing Brackenridge Park  
Lot 71, New City Block 6142  
3308 Broadway  
Zoned: “O-2” Office District**

**The applicant's plan shows an existing office building with front yard setbacks of 13.5' and 15', and on the side yard property line.**



## LOCATION MAP

**BOARD OF ADJUSTMENT**  
**February 25, 2002**

**CASE NO. A-02-026**

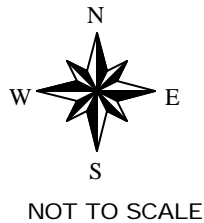
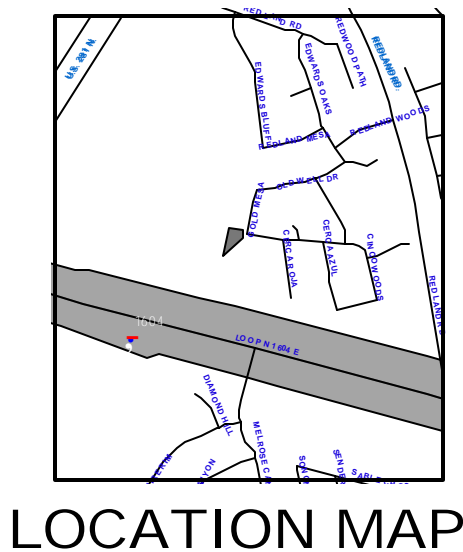
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, February 25, 2002 in the "B" Room, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

**Armando Montelongo Sr. representing Dalton & Pam Chester**  
**Lot 48, Block 1, New City Block 18981**  
**2402 Cinco Woods**  
**Zoned: "R-6" Residential Single-Family District**

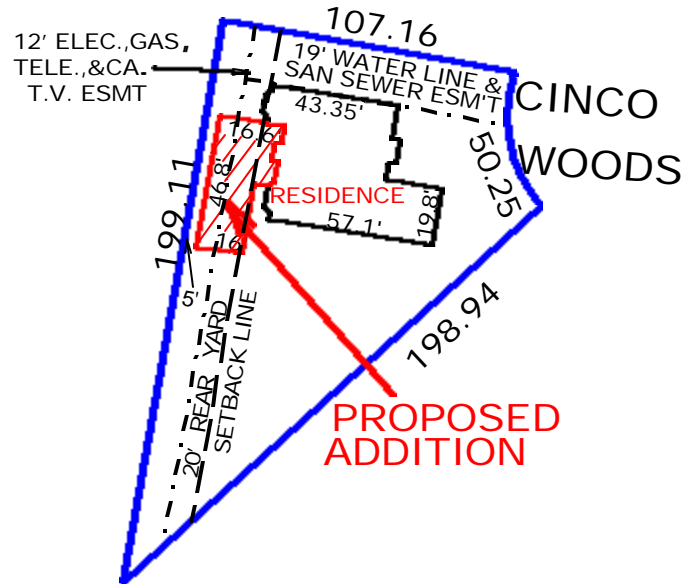
The applicant requests a variance to add to an existing structure within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code requires a minimum rear yard setback of 20'.

The applicant's plan shows the proposed addition with a 5' rear yard setback.



A-02-026



**BOARD OF ADJUSTMENT**  
**February 25, 2002**

**CASE NO. A-02-027**

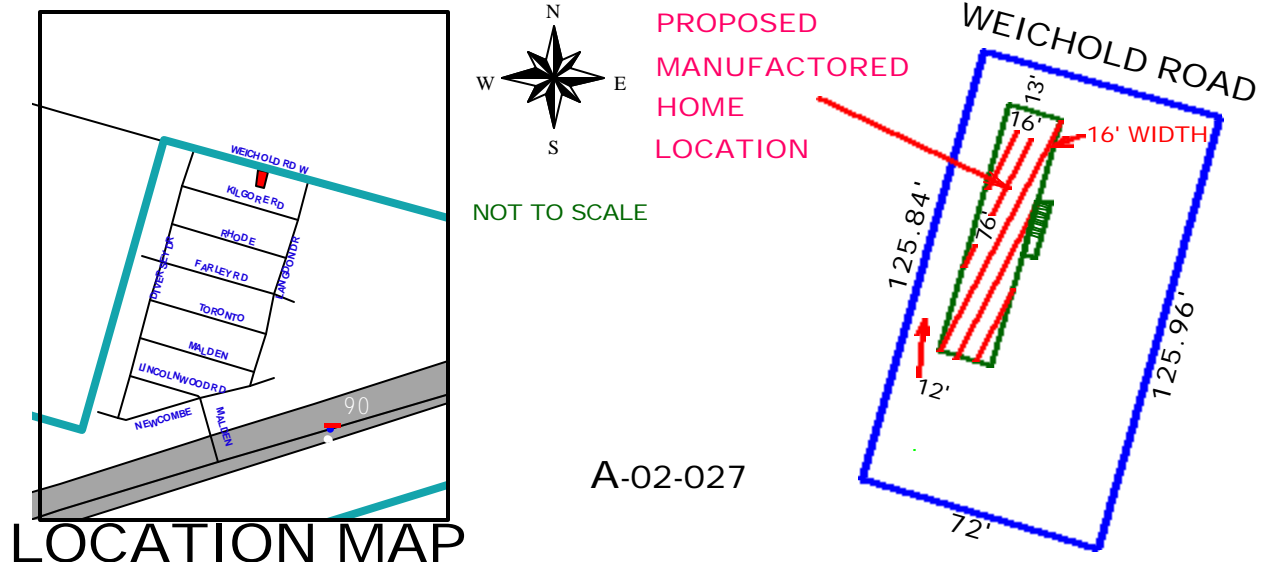
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, February 25, 2002 in the "B" Room, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

**Veronika D. Williams**  
**Lot 15, Block 10, New City Block 16542**  
**9322 W. Weichold Road**  
**Zoned: "MH" Manufactured Home District**

The applicant requests a variance to place a mobile home that fails to meet minimum width requirements at 9322 W. Weichold Road.

The Development Services Department could not issue this permit because Section 35-354 (c)(3) of the Unified Development Code requires a minimum width of 20' for a manufactured home.

The applicant's plan proposes placing a 16' wide manufactured home on the property in question.



**BOARD OF ADJUSTMENT**

**February 25, 2002**

**CASE NO. A-02-029**

**The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, February 25, 2002 in the "B" Room, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.**

**Juan A. Santana & Doris C. Davis  
Lot 9, Block 3, New City Block 17988  
3011 Minnie Street  
Zoned: "MH" Manufactured Home District.**

**The applicant requests a variance to place a mobile home that fails to meet minimum width requirements at 3011 Minnie Street.**

**The Development Services Department could not issue this permit because Section 35-354 (c)(3) of the Unified Development Code requires a minimum width of 20' for a manufactured home.**

**The applicant's plan proposes placing a 16' wide manufactured home on the property in question.**

## BOARD OF ADJUSTMENT

**February 25, 2002**

**CASE NO. A-02-030**

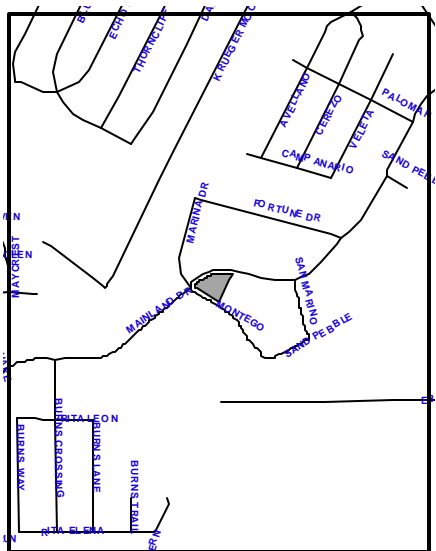
**The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, February 25, 2002 in the "B" Room, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.**

**Michelle A. Guerrero**  
**Lot 5, Block 5, New City Block 18575**  
**7810 Mainland Drive**  
**Zoned: "I-1" General Industrial District**

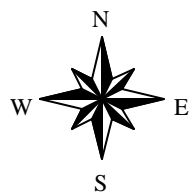
**The applicant requests a variance to erect a 6' fence on the property lines within the reverse front yard setback.**

**The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence heights within the front yard setback to 4'.**

**The applicant's plan proposes erecting a 6' fence on the property lines within the reverse front yard setback.**

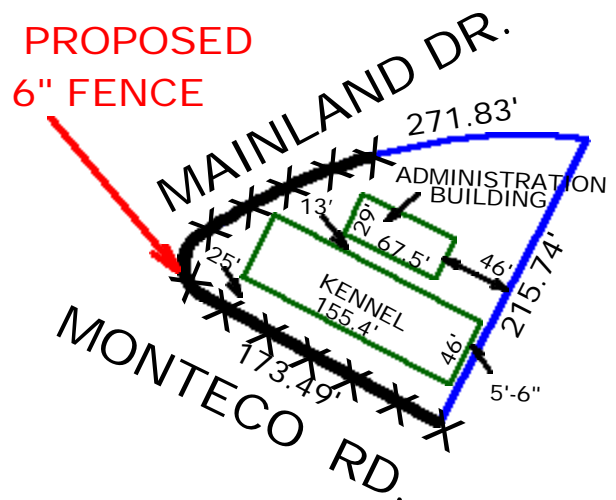


## LOCATION MAP



NOT TO SCALE

A-02-030



**BOARD OF ADJUSTMENT**  
**February 25, 2002**

**CASE NO. A-02-035**

**The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, February 25, 2002 in the "B" Room, located on the 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.**

**Joan B. Pytel**  
**Lot 2, Block 4, New City Block 13936**  
**9207 Old Gardner Circle**  
**Zoned: “R-5” Residential Single-Family District**

**The applicant requests a variance to erect an 8' fence on the property lines within the side and rear yard setbacks.**

**The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence heights within the side and rear yard setbacks to 6'.**

**The applicant's plan proposes erecting an 8' fence on the property lines within the side and rear yard setbacks.**



## LOCATION MAP



A-02-035

